This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17479-AP

Karen Johnson Davidson County
Batch# 887094 DEEDWARR
07/11/2022 11:57:02 AM 2 pgs
Fees: $13.00 Taxes: $1,721.24
20220711-0079450

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $465,200.00.

Amy D. Nelson
Affiant

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 6th day of July, 2022.

Hillary Torrence
Notary Public
My Commission Expires: 12/16/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Luis Portillo Kristen Portillo 5017 Suter Drive Nashville, TN 37211	PNC Bank, N.A. 3232 Newmark Drive Miamisburg, OH 45342	147-10-210.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ashley Carlisle, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Luis Portillo and wife, Kristen Portillo, as to a 99% undivided interest (the "Entirety Interest"), and Keith Eric Lammons (the "Individual Interest"), as to a 1% undivided interest, the said Individual Interest and Entirety Interest, as they relate to each other being held as tenants in common with the right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 255, Section Five, Caldwell Country Estates, as the same appears on survey and plat of record in Book 3300, page 16, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ashley Carlisle, an unmarried woman by Warranty Deed from Revision Homes, LLC, a Tennessee limited liability company, dated February 14, 2020, recorded February 14, 2020, of record in Instrument No. 20200214-0017421, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5017 Suter Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of July, 2022.

GRANTOR:

Ashley Carlisle

Ashley Carlisle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ashley Carlisle, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of July, 2022.

Notary Public
My Commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY